



65, Wellesley Drive, Crowthorne,
Berkshire, RG45 6AL

£675,000 Freehold



On the market for the first time since it was built, presented in immaculate order throughout and located within walking distance of Crowthorne train station is this exceptional light and airy detached family home. Accommodation comprises an entrance hallway, cloakroom, study, spacious living room, dining room and fitted kitchen. Upstairs there are three well proportioned bedrooms the master of which includes an en-suite shower room and a further modern family bathroom. The property benefits from a single garage, carport, ample driveway parking and a large secluded rear garden. Offered to the market with no onward chain a viewing of this exceptionally well maintained family home is highly recommended.

Wellesley Drive is a no through road which is located approximately 1.5 miles to the west of Crowthorne village and not far from Crowthorne railway station. Nearby are many noteworthy landmarks and beauty spots which include the National Trust 'Ridges', the Devils Highway walkway and Wildmoor Heath Nature Reserve which is ideal for walkers and cyclists.

The property sits well back from the road with good sized garden area mainly laid to lawn with driveway parking leading to the carport and single garage with electric up and over door and light and power. To the rear there is a large well maintained secluded garden mainly laid to lawn with plant and shrub borders, a summerhouse, a storage shed and a generous sized raised patio area.

- No onward chain
- uPVC Double glazed windows and doors
- Ample driveway parking
- Close to train station
- Sizeable secluded rear garden
- Desirable location





MATERIAL INFORMATION

Part A

Council Tax Band: F

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Warm Air Central Heating

Broadband Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download

speed: 7 Mbps – Highest available upload speed: 0.8 Mbps

Superfast - Fibre to the cabinet (FTTC) - Highest available

download speed: 50 Mbps - Highest available upload speed: 9

Mbps

Mobile Phone Overage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom website <https://checker.ofcom.org.uk>

Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding

We understand the flood risk summary for the area around the property is considered High risk for surface water flooding and very low risk for rivers and seas, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Parking

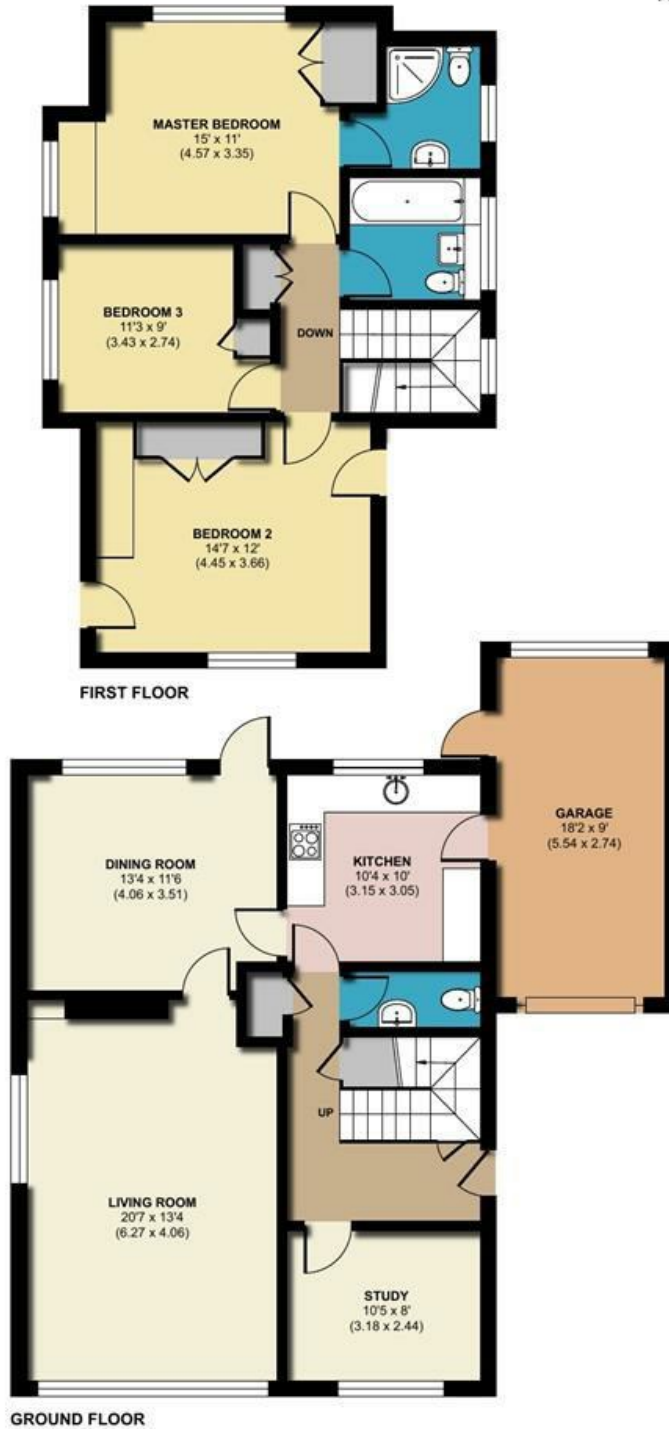
There is driveway parking available at the property



Wellesley Drive, Crowthorne

Approximate Area = 1580 sq ft / 146.7 sq m (includes attached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1162546

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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